

The Altavista Planning Commission held a regularly scheduled meeting on Monday, June 6, 2011 at 5:00PM in the Council Chambers at Town Hall.

Members present:                Jerry Barbee, Chairman  
   Bill Ferguson  
   Laney Thompson  
   Tim Wagner  
   John Woodson  
Also present:                     John Eller  
   Dan Witt

The agenda was reviewed and approved as presented. Mr. Ferguson made a motion to approve with a second from Mrs. Thompson. All members were in favor with none opposing.

The minutes from the May 2, 2011 PC meeting were reviewed and approved. Mr. Wagner made a motion to approve minutes with corrections and a second by Mr. Woodson. All members were in favor with none opposing.

A Public Hearing to receive public input on the proposed rezoning of the 500 block of 8<sup>th</sup> Street from C2 to R2 residential was opened at 5:07 p.m. The hearing was properly advertized. Staff presented his report. This change is consistent with the Comp Plan and was initiated by a property owner in that block. Hearing was closed at 5:10 p.m. with no citizens speaking. Mr. Ferguson stated that he agreed with the change and made a motion to rezone 'certain parcels along the 500 block of 8<sup>th</sup> Street' and the motion was second by Mrs. Thompson.

Mr. Wagner asked if Frannies' House would be permitted in the new residential classification district and staff stated that it would be a grandfathered use. The motion carried on a 5-0 vote.

Next item of business was proposed rezoning of the certain section of 9<sup>th</sup> Street to R2. Chairman Barbee stated that this decision was delayed to consider Mr. Kevin Turner's request for the property known as Commonwealth Mobile Home Park to remain C2 Commercial because he'd purchased the property in 1995 as commercial and had plans for commercial development of the property. Chairman Barbee asked the Commissioners if they had given this consideration.

Mr. Ferguson said that Mr. Turner had plenty of time to pursue commercial development and has not. He stated that it is unlikely to have commercial development at that site and residential is probably the best zoning. Chairman Barbee stated that he had concerns about that added traffic commercial development might create and the proximity to the school. Mrs. Thompson stated that 16 years has passed since Mr. Turner purchased that property and he's made no attempt at commercial development. Mr. Eller suggested that

Chairman Barbee asked Mr. Eller if the property was rezoned to residential, 'could Mr. Turner make application to rezone it back to commercial in the future?' Mr. Eller stated that he could request for a rezoning to C1 or C2 but that we would expect a site plan along with proffers for the use. However, by rezoning to residential, we have more control of what happens to the site in the future. A consensus of the commissioners was that they do want more control of what goes on that site in the future. Mr. Wager stated that no commercial activities have occurred in 40-45 years so it makes sense to rezone to R2.

Mr. Wagner made a motion to rezone certain parcels in the 400 and 500 blocks of 9<sup>th</sup> Street per Dan's exhibit and bounded by Bedford Avenue, 9<sup>th</sup> Street, Norfolk Southern Railroad, from C2 to R2 with a second by Mr. Ferguson. All members voted in favor with none opposing.

Staff report as presented in the packets.

The meeting adjourned at 5:26 p.m.

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Jerry Barbee, Chairman

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Dan Witt, Assistant Town Manager